CITY OF DUBLIN

100 Civic Plaza, Dublin, California 94568 Website: http://www.ci.dublin.ca.us

March 21, 2012

HCD - Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Annual General Plan Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2011

To Whom It May Concern:

Pursuant to Government Code Section 65400(b)(2), attached is a copy of the Annual General Plan Progress Report on the Status of the Dublin General Plan and Housing Element for the reporting period January 1, 2011 – December 31, 2011. This report was presented to, and accepted by, the Dublin City Council on March 20, 2012.

Should additional information be necessary to meet the requirements of the above code section, please do not hesitate to contact me at (925) 833-6610.

Best Regards,

Marnie R Delgado

Marnie R. Delgado
Senior Planner
Community Development Department

Encl. Annual Progress Report on the Status of the Dublin General Plan and Housing Element, Calendar Year 2011

Housing Policy Department
Received on:

MAR 2 2 2012

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category**	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Emerald Vista - Eden Hsg. - Multi-family	MF	R	102	27		1	130			Inc	n/a
Emerald Vista - Eden Hsg. - Seniors	MF	R	49			1	50			Inc	n/a
Cortona C-2	SF/SU	O/R		6		46	52			Inc	See #8 Note below
Biella - C-3	SF/SU	O/R	8			39	47			Inc	See #8 Note below
Livorna - C-1	SF/SU	O/R	8			42	50			Inc	See #8 Note below
Schaefer Ranch - DB	SF/SU	O/R		6		50	56			Inc	See #8 Note below
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	592	592				
(10) Total by income Table A/A3 ► ►			167	39		771	977				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

UNIT CATEGORY NOTE: SF/SU are Market Rate Single Family Dwellings (w/ minimum 55-year Regulatory Agreements recorded) with 2nd units attached to the home that ***may be rented* to established income household categories.

#8 - Above moderate Income housing includes a secondary unit which is either a studio or 1 bedroom apartment. These may or may not be rented. The Maximum rent for these units is $904 for Very Low and $1,085 for Low. Since the current market woud not support the maximum rents, a determination could be made that the rents would be less than the maximum amount allowed; therefore, if the units are rented, they could be made available to person(s) that are low or very-low income, i.e. seniors, students, housekeepers, nannies.

Exhibit A

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total Units	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**							
Piazza - N-6	10					10	
Arrivare - N-8S	16					16	
Belle Monte at Silvera Ranch	21					21	
Sorrento E - N-11	11					11	
Sorrento - Village 2 - Trevi			13			13	
Sorrento - Village 4 - Siena		4	6			10	
Sonata - Lennar	15					15	
Essex Apt.		309				309	
Emerald Vists - KB Homes - detached	4		5			9	
Otto Schaefer Custom Home	1					1	
Positano	127					127	
Schaefer Ranch	50					50	
TOTAL	255	313	24			592	

* Note: This field is voluntary

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Jurisdiction CITY OF DUBLIN

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,092	0	1	0	21	167					189	903
	Non-deed restricted		0	0	0	0							
Low	Deed Restricted	661	0	4	3	8	39					54	607
	Non-deed restricted		0	0	0	0							
Moderate	Deed Restricted	653	0	1	0	0	0					1	652
	Non-deed restricted		0	0	0	0							
Above Moderate		924	118	137	135	325	594					1,309	-385
Total RHNA by COG. Enter allocation number:		3,330	118	143	138	354	800					1,553	1,777
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program 1: Housing Rehabilitation Assistance	**See Attached Table C**		Because of the way this form is formulated, it was necessary to create a separate Table C so the information could be more easily entered and formatted.
Program 2: Housing Choice Voucher Rental Assistance			
Program 3: Code Enforcement			
Program 4: Condominium Conversion Ordinance			
Program 5: Mixed Use Development			
Program 6: Affordable Housing Developers			
Program 7: Density Bonuses			
Program 8: Inclusionary Zoning			
Program 9: Commercial Linkage Fee			
Program 10: Housing Type and Size Variations			
Program 11: First-Time Homebuyer Programs			
Program 12: Second Dwelling Units			
Program 13: Homeless Assistance			
Program 14: Tri-Valley Affordable Housing Committee			
Program 15: Residential Sites Inventory			

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Jurisdiction	CITY OF DUBLIN		
Reporting Period	1/1/2011	-	12/31/2011

General Comments: